

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 28938

SHOWING A DIVISION OF A PORTION OF LOT 16 IN BLOCK 32 OF THE LANDS OF SAYWARD AND S.C. EVANS PER MAP BOOK 3, PAGE 2 THEREOF, RECORDS OF SAN BERNARDINO CO., CA., IN SECTION 9, T.3 S., R.5 W., SAN BERNARDINO MERIDIAN
ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
DECEMBER, 1998

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES, LOT "A".

DOWER-HAMM PARTNERS, A NEVADA LIMITED PARTNERSHIP

Chad W. Hamm Chad W. Hamm
Trust Agent for
Dower-Hamm Management Trust,
General Partner

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA) S.S.
COUNTY OF San Francisco

ON APRIL 7, 1999 BEFORE ME, NAS LOZANI
PERSONALLY APPEARED CHAD W. HAMM

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON (S) WHOSE NAME (S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY (IES), AND THAT BY HIS/HER/THEIR SIGNATURE (S) ON THE INSTRUMENT THE PERSON (S) OR ENTITY UPON BEHALF OF WHICH THE PERSON (S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

nas lozani MY PRINCIPAL PLACE OF BUSINESS
NOTARY PUBLIC IN AND FOR SAID STATE IS IN San Francisco COUNTY

NAS LOZANI MY COMMISSION EXPIRES 9, 26, 2001
(PRINTED NAME)

CITY ENGINEER'S STATEMENT

THIS MAP HAS BEEN EXAMINED THIS 12th DAY OF April, 1999 FOR CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE.

DATED April 12, 1999 RICHARD D. McGRATH, R.C.E. 31952
CITY ENGINEER, EXPIRES 12/31/2000
Richard D. McGrath

TENTATIVE MAP APPROVED NOVEMBER 24, 1998

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED 4-9, 1999 JERRY ROGERS, CITY TREASURER

BY: [Signature]

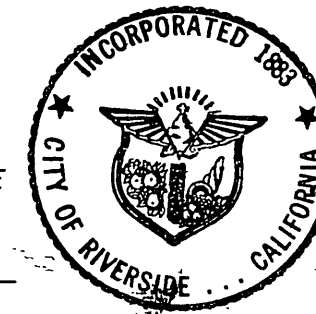
CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO (2) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 28938 AND THE STREET AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREET AND EASEMENTS AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 13th DAY OF April, 1999.

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE

BY: [Signature]



SIGNATURE OMISSION

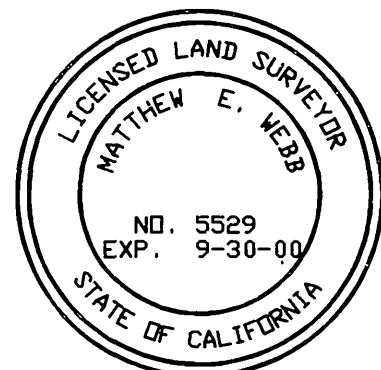
PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED SINCE THEIR INTEREST CANNOT RIPEN INTO FEE.

1. AN EASEMENT FOR WATER PIPELINES, AND INCIDENTAL PURPOSES, RECORDED MARCH 2, 1912 IN BOOK 347 PAGE 113 OF OFFICIAL RECORDS.
2. AN EASEMENT FOR UNDERGROUND STORM DRAIN, AND INCIDENTAL PURPOSES, IN FAVOR OF THE RIVERSIDE COUNTY WATER CONSERVATION AND FLOOD CONTROL DISTRICT RECORDED APRIL 29, 1983 AS INSTRUMENT NO. 81953 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
3. AN EASEMENT FOR UNDERGROUND STORM DRAIN, AND INCIDENTAL PURPOSES, IN FAVOR OF THE RIVERSIDE COUNTY WATER CONSERVATION AND FLOOD CONTROL DISTRICT RECORDED APRIL 29, 1983 AS INSTRUMENT NO. 81954 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
4. AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1984 AS INSTRUMENT NO. 28483 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF BMM OF RIVERSIDE ON OCTOBER 20, 1998. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE IN PLACE WITHIN ONE YEAR FROM THE RECORDATION OF THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATED MARCH 25, 1999



Matthew E. Webb
MATTHEW E. WEBB, L.S. 5529
L.S. EXPIRES SEPT. 30, 2000

RECORDER'S STATEMENT

FILED THIS 13th DAY OF APRIL, 1999 AT 8:00
A.M. IN BOOK 193 OF PARCEL MAPS AT PAGES 90-91 AT THE
REQUEST OF THE CITY CLERK.
FEE \$8.00
NUMBER 156312

GARY L. ORSO
COUNTY ASSESSOR-CLERK-RECORDER

BY: [Signature] DEPUTY

SUBDIVISION GUARANTEE: STEWART TITLE OF CALIFORNIA, INC.

TAX COLLECTOR'S STATEMENT

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 2100.

DATED 4-8, 1999 PAUL McDONNELL
COUNTY TAX COLLECTOR

BY: [Signature] DEPUTY

TAX BOND STATEMENT

I HEREBY STATE THAT A BOND IN THE SUM OF \$ 2100 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED 4-8, 1999 CASH TAX BOND

GERALD A. MALONEY CLERK OF THE BOARD OF SUPERVISORS
PAUL McDONNELL COUNTY TAX COLLECTOR

BY: _____ DEPUTY BY: [Signature] DEPUTY

UTILITIES CERTIFICATE

I HEREBY CERTIFY AS FOLLOWS:

WATER FACILITIES:

DISTRIBUTION SYSTEM FEES, ELEVATION FEES, SERVICE AND METER CHARGES AND BACKUP FACILITY CAPACITY CHARGES HAVE BEEN PAID FOR PARCELS 1 AND 2 AS SHOWN ON THIS MAP.

ELECTRIC FACILITIES:

THE SUBDIVIDER NAMED ON THIS PARCEL MAP HAS NOT MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT FOR THE INSTALLATION OF ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS PARCEL MAP.

EASEMENTS:

ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

BILL D. CARNAHAN
PUBLIC UTILITIES DIRECTOR

DATED APRIL 9, 1999 BY: [Signature]

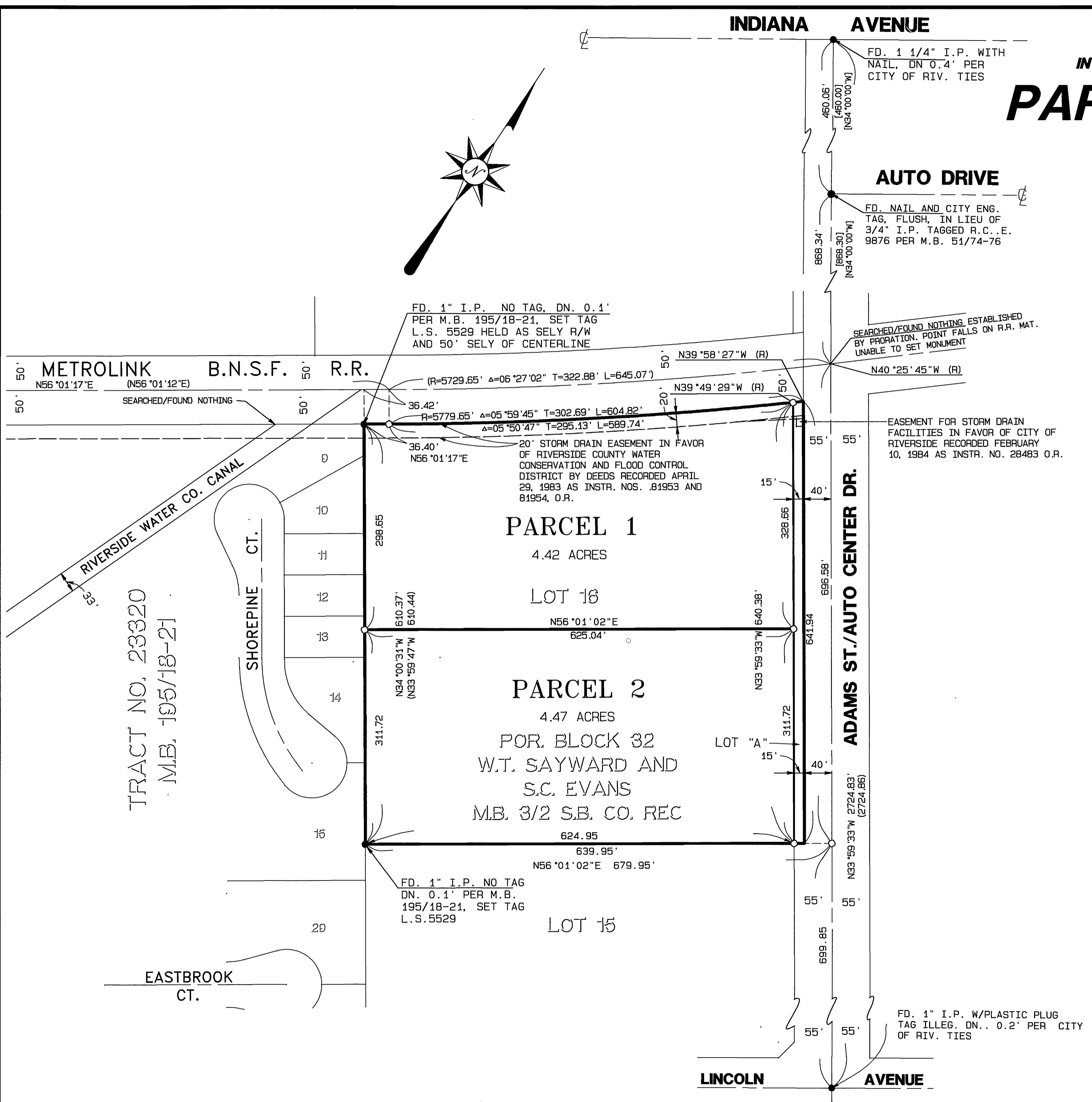
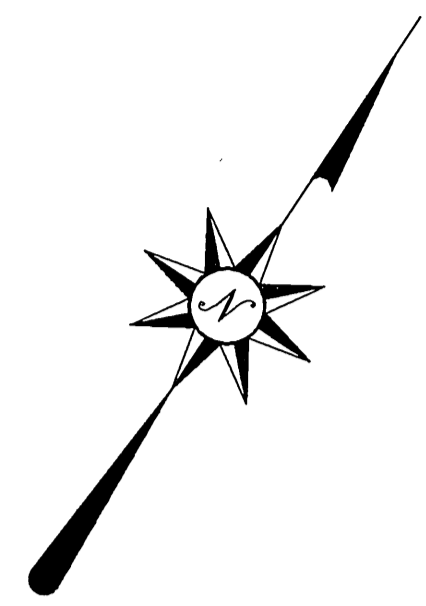
INDIANA AVENUE

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

PARCEL MAP NO. 28938

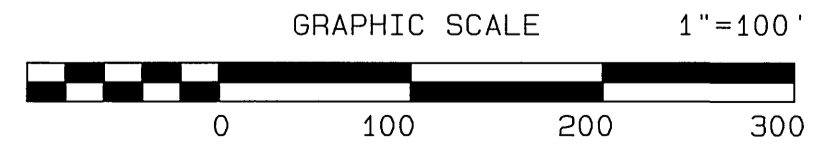
SHOWING A DIVISION OF A PORTION OF LOT 16 IN BLOCK 32 OF THE LANDS OF SAYWARD AND S.C. EVANS PER MAP BOOK 3, PAGE 2 THEREOF, RECORDS OF SAN BERNARDINO CO., CA., IN SECTION 9, T.3 S., R.5 W., SAN BERNARDINO MERIDIAN

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
DECEMBER, 1998



SURVEYOR'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE LINE OF ADAMS STREET SHOWN AS N.33°59'33"W. OF TRACT NO. 23320 AS SHOWN BY MAP ON FILE IN BOOK 195 OF MAPS AT PAGES 18 THROUGH 21 INCLUSIVE THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
2. ● INDICATES FOUND MONUMENT AS NOTED.
3. ○ INDICATES SET 1" IRON PIPE TAGGED L.S. 5529, FLUSH.
4. SET 1" IRON PIPE TAGGED L.S. 5529, FLUSH AT ALL REAR LOT CORNERS AND ANGLE POINTS IN SIDE PARCEL LINES, UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
6. ALL BEARINGS READ IN A NORTHERLY DIRECTION UNLESS OTHERWISE NOTED.
7. () INDICATES RECORD DISTANCE AND BEARING PER M.B. 195/18-21 RIV. CO. REC.
8. [] INDICATES RECORD DISTANCE AND BEARING PER M.B. 51/74-76 RIV. CO. REC.
9. THIS PARCEL MAP CONTAINS 9.11 ACRES, MORE OR LESS.



P.M.B. 193 / 91

P.M.B. 193 / 91